

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 8, 1991

Mr. Jack Luskin
2022 Greenspring Valley Road
Baltimore, MD 21153

RE: Item No. 350, Case No. 91-356-A
Petitioner: Jack Luskin, et ux
Petition for Residential Variance

Dear Mr. Luskin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this

19th day of March, 1991.

J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Jack Luskin

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

March 28, 1991

TO: Zoning Commissioner
Office of Planning and Zoning
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Item #350, Zoning Advisory Committee Meeting of April 2, 1991, Jack Luskin, N/S Greenspring Valley Road, 0' W of Old Valley Road, (#2022 Greenspring Valley Road), D-3, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Any plumbing waste lines installed in the pool house must be directed into the existing septic system.

SSF:rmk

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

APRIL 3, 1991

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JACK LUSKIN
Location: #2022 GREENSPRING VALLEY ROAD
Item No.: 350 Zoning Agenda: APRIL 2, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

received
4/4/91

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1991
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for April 2, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 349, 350, 351, 352, 353 and 354.

For Items #9, Cycle IV (R-91-115) and 355, a County Review Group Meeting may be required for each site.

For Item 289, the site is subject to comments by the Maryland State Highway Administration.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

April 9, 1991

Mr. Jack Luskin
Luskin's, Inc.
1125 Cromwell Bridge Road
Towson, Maryland 21204

RE: 2022 Greenspring Valley Road
Residential Variance - Case No. 91-356-A

Dear Mr. Luskin:

Thank you for your letter dated March 19, 1991 regarding the Pool House and your attached correspondence addressed to the County Executive concerning the high quality of work performed by my staff.

While I understand and appreciate your dilemma in this matter, it is highly irregular to ask for a permit prior to the determination of relief for a variance. As I am sure you are aware, a variance is a judicial process and the timeframe of processing the variances is strictly provided for in the laws of Baltimore County. You should understand that I am not unsympathetic to your position, it is simply a matter of the propriety of your request.

Thank you for your time and consideration and be assured that I will address your case immediately following the April 18, 1991 closing date.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner

JRH:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



111 West Chesapeake Avenue
Towson, MD 21204

887-3353

February 14, 1991

Mr. Michael D. Pachino
25 Falls Chapel Way
Reisterstown, Maryland 21136

RE: Conditional Construction Permit
"A Poolhouse for the Luskins"
2022 Greenspring Valley Road

Dear Mr. Pachino:

In response to your letter dated February 12, 1991 in which you have requested a conditional construction permit for the subject project, the following comments are offered.

As you have indicated in your letter, you have already been advised by the Development Control Division of this Office that a variance is needed as the proposed poolhouse structure exceeds the height restrictions of the Baltimore County Zoning Regulations. Please be advised that I do not believe it would be appropriate at this time to entertain a conditional building permit for the subject project, inasmuch as you have not yet filed a Petition for the necessary relief. Further, I have reviewed the plans submitted and I believe it is highly questionable as to whether or not the proposed structure is in fact a poolhouse, in view of the recent decision in Zoning Case No. 91-29-SPH, Thomas Thingelstad, et ux, Petitioners.

Given these factors, conditional approval is not a matter to be discussed until the actual variance and special hearing petitions have been filed. Finally, I see no compelling reason, as a matter affecting the health, safety or general welfare of the community, to issue a conditional permit for such a project. Therefore, it is suggested that you proceed with filing the necessary petitions.

In the meantime, should you have any questions regarding the Petition filing process, please feel free to contact the Development Control Division at 887-3391 and a technician will be happy to assist you.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: Mr. Jack Luskin
File

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: April 17, 1991
Zoning Commissioner

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Jack Luskin, Item No. 350

In reference to the requested variance, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM350/ZAC1

received
4/18/91



March 19, 1991

Mr. J. Robert Haines
Office of Zoning
Baltimore County Office Building
Baltimore, Maryland

Re: 2022 Greenspring
Valley Road,
Baltimore, MD 21153

Dear Mr. Haines:

I am writing to you in reference to Zoning Commission Item # 350 filed today, March 19, 1991.

Due to the problems we are facing in regard to our time frame for the construction of our proposed Pool House, I am requesting a provisional approval from you to allow the writer to construct the Pool House as shown in the Petition item. The permit for the Pool itself has been approved and received by the writer.

Mr. Haines, I sincerely need your help. At this point and time, our pool is under construction and all of the appropriate crews and contractors are in place. All the necessary grading that has to be done is in the process of being done now. Obviously, if we have a long delay, we not only have to deal with the delay itself, but we have to bring back in the same crews for the grading, foundations, etc., as well as the repair of the grading at completion.

In addition, we anticipate that the pool will be complete prior to our ability to obtain the necessary approval from your office. Therefore, I sincerely ask for your help and indulgence so that we do not have to repeat all of the necessary work that is already in process. This also causes us to not being able to enjoy the use of the Pool and Pool House for this season.

I sincerely hope that you will review this request and will hopefully respond favorably.

Again, your assistance in this matter would be genuinely appreciated.

Sincerely,

Jack Luskin

290-1111
x252

LUSKIN'S INC. 1125 CROMWELL BRIDGE RD. • TOWSON, MARYLAND 21204 • BAL. (301) 339-5456 • FAX NO. (301) 832-5266



March 21, 1991

Mr. Roger Hayden
Baltimore County Executive
Baltimore County Court House
Towson, MD 21204

Dear Mr. Hayden:

I just want to take a moment of your time to let you know that generally most lay people are reluctant or even fearful in dealing with the mechanics of government.

A good example would be my recent requirement to file for a zoning variance. At that time I fulfilled all the appropriate papers and they were rather complex for me as an individual since this was for my private home. At that time I was fortunate enough to have the assistance of two very fine young people in your zoning department and they are Mr. Larry Goetz and Mr. John Lewis. They could not have been more helpful and considerate and I just wanted to let you know how much we genuinely appreciated their assistance.

Very truly yours,

LUSKIN'S, INC.

Jack Luskin
chairman

JL/sc

cc: J. Robert Haines
Larry Goetz
John Lewis

LUSKIN'S INC. 7125 COLUMBIA GATEWAY • COLUMBIA, MARYLAND 21046-2199 • BAL. (301) 290-1111 • FAX NO. (301) 290-1009

February 12, 1991

RECEIVED
FEB 13 1991
ZONING OFFICE

Mr. J. Robert Haines, Zoning Commissioner
Baltimore County Office of Planning & Zoning
111 W. Chesapeake Avenue, Room #113
Towson, Maryland 21204

Dear Mr. Haines:

This letter refers to a project known as "A Poolhouse For The Luskin's", located at 2022 Greenspring Valley Road, Owings Mills, Maryland 21117.

During the process of permit application, it was brought to my attention that the poolhouse structure exceeded the height restriction as outlined in the special regulations of the Baltimore County Zoning Regulations Article 4, Section 400.3, Page 4-1.

This structure sits on a parcel of land nearly 10 acres in size. The design of the structure was guided by the Owners desire to make it architecturally compatible with the existing house by using circlehead transom windows above the entry doors similar to ones constructed at the entrance to the existing house. Additionally, these windows were necessary to bring natural light into the poolroom space.

Whereas the elimination of these transom windows would allow the structure to conform to height restrictions, it would greatly reduce the overall architectural quality of the building.

I am aware that standard procedures would dictate a petition for a residential variance, and the Owner has provided information as required for this action.

On behalf of the Owner, Mr. Jack Luskin, I am seeking a temporary or conditional construction permit (providing that all other requirements are met) to allow construction to begin as soon as possible so that this project can be completed on schedule.

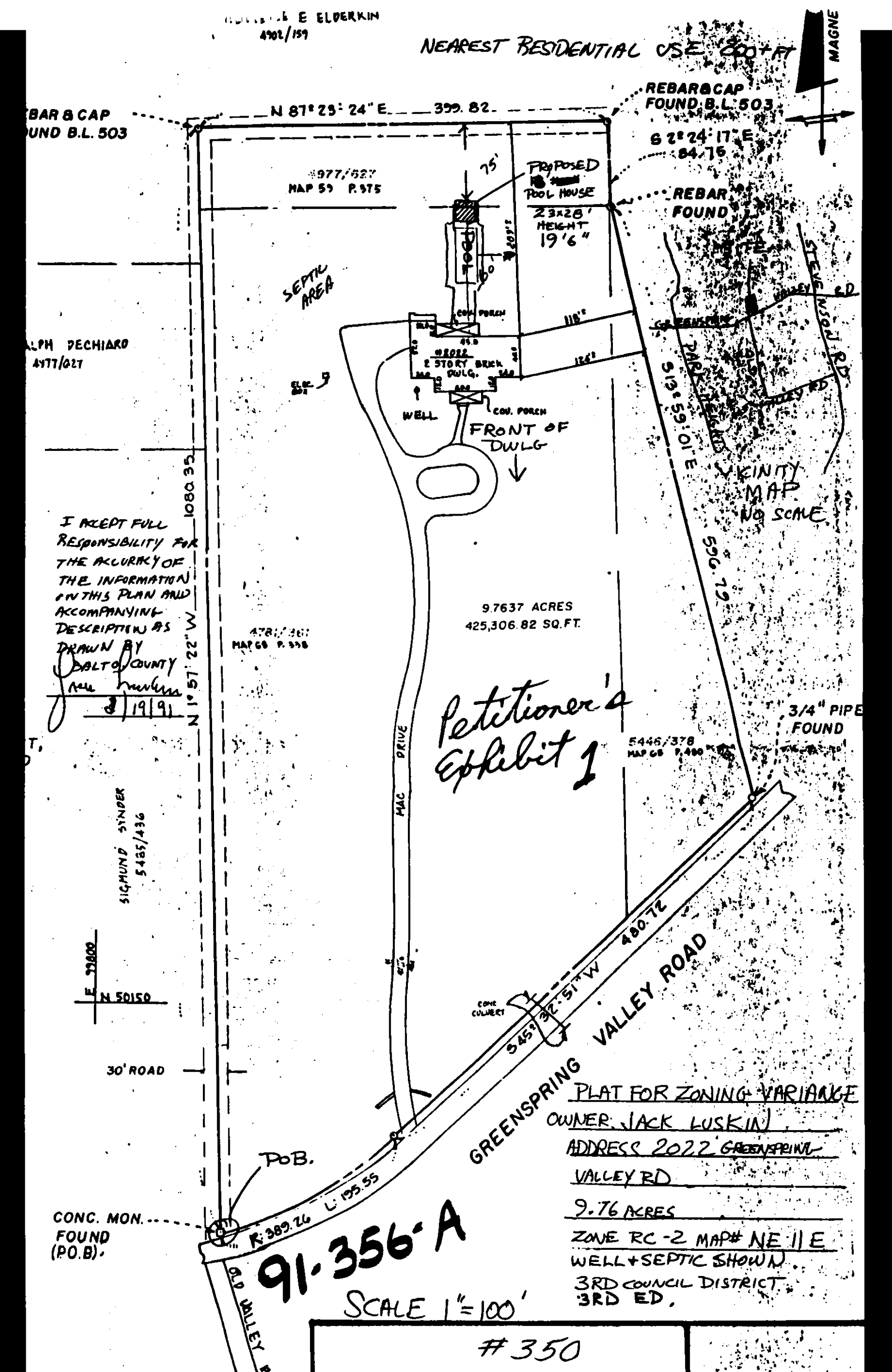
Because the structure is not in gross violation of the height restriction, and it does not visually impose upon its neighbors (due to the size of the parcel it is situated on) we would hope that the zoning variance would be approved in a timely fashion.

Thank you very much for your attention in this matter. Please contact me if I can be of further assistance.

Sincerely,

Michael D. Pachino, Architectural Designer
25 Falls Chapel Way
Reisterstown, MD 21136
(301) 833-6220

MDP/sfa



CASE NUMBER

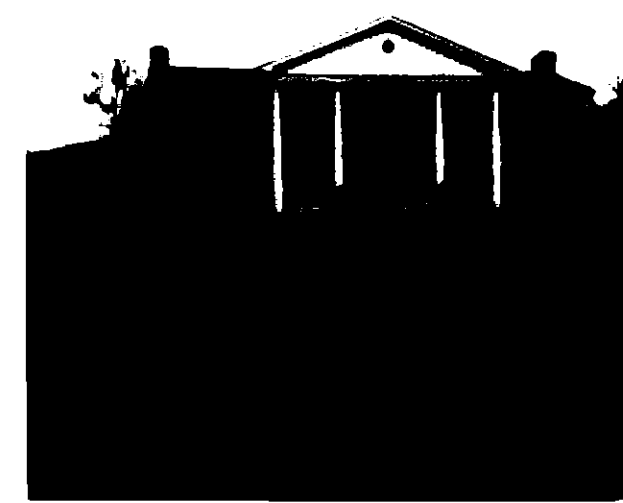
91-356-A

CASE NUMBER

91-356-A



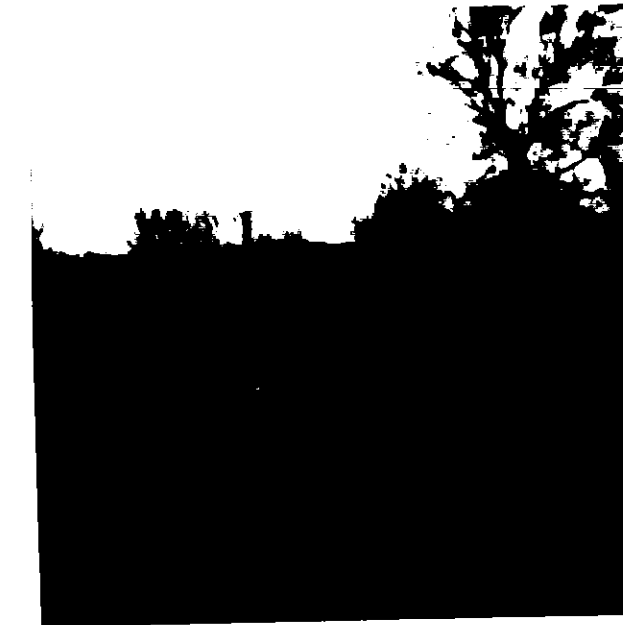
3/19/91



3-19-91



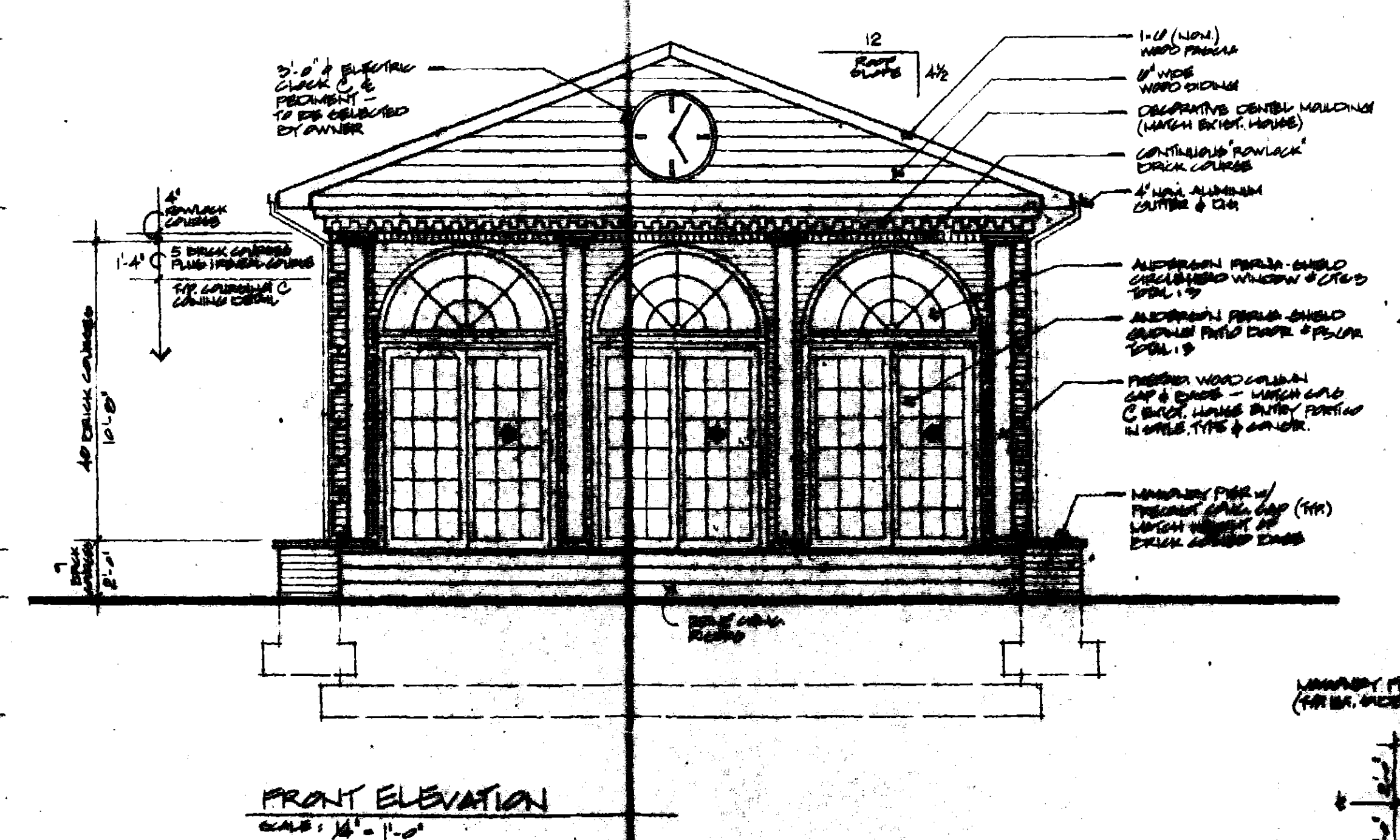
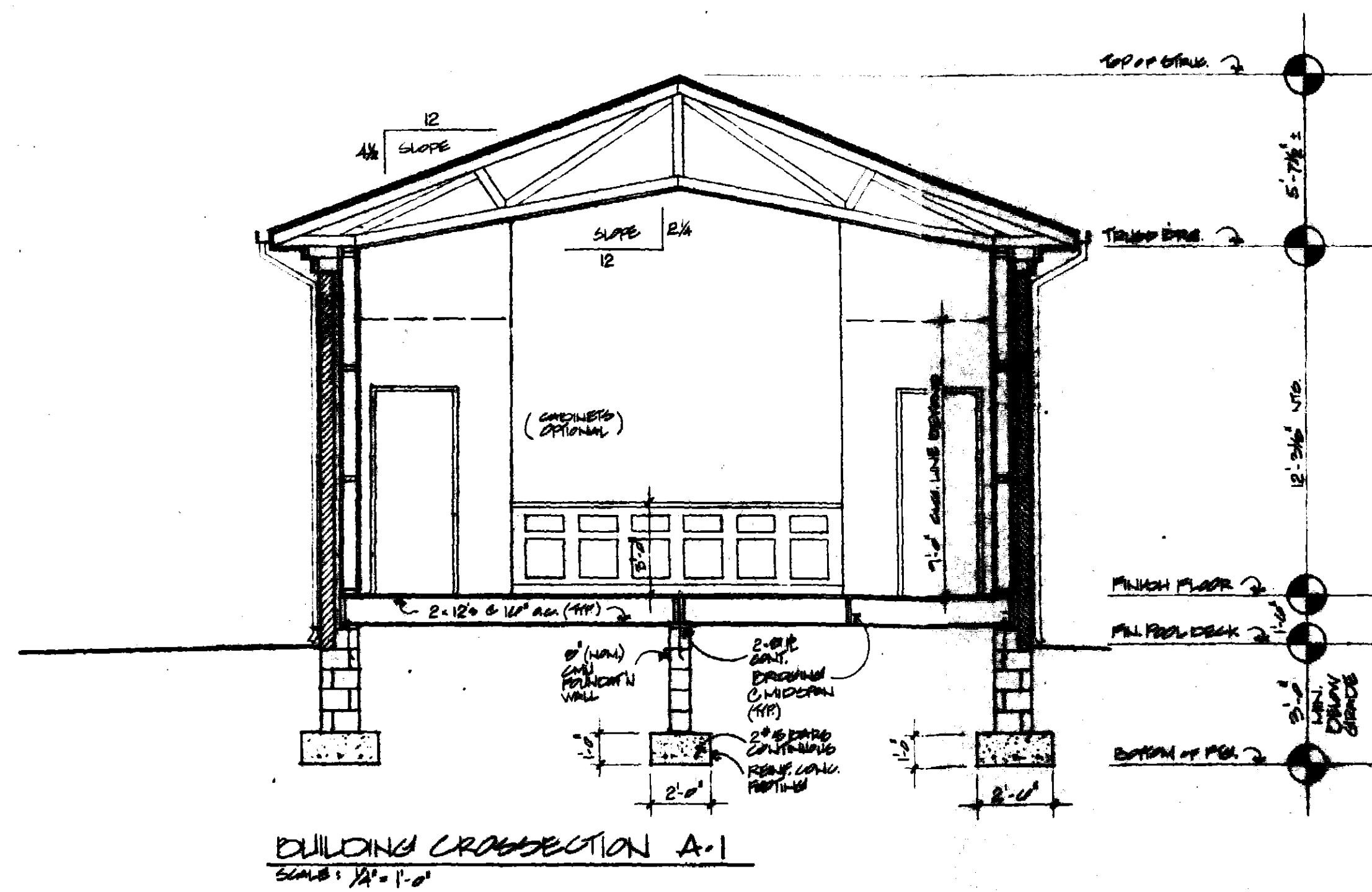
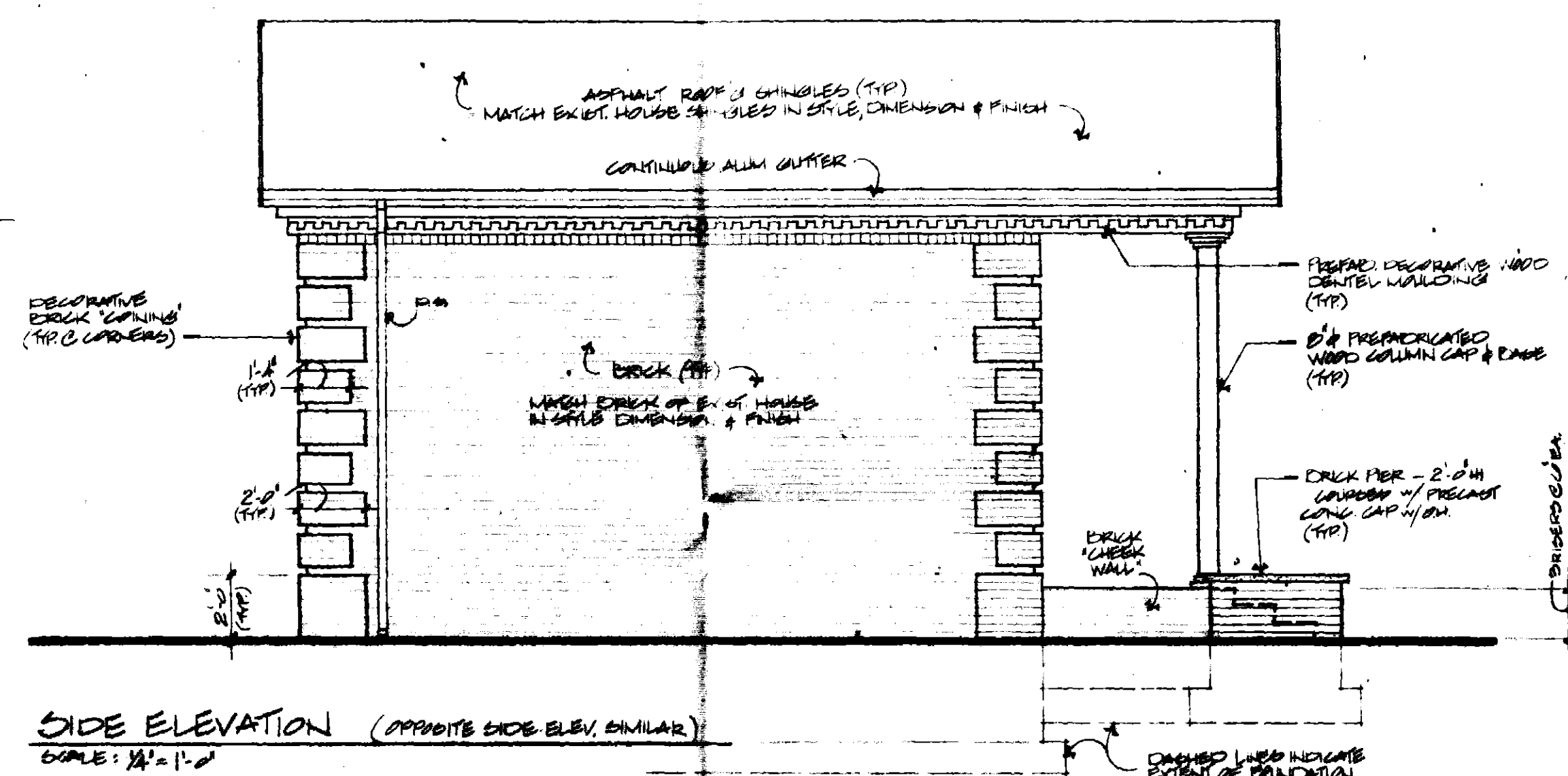
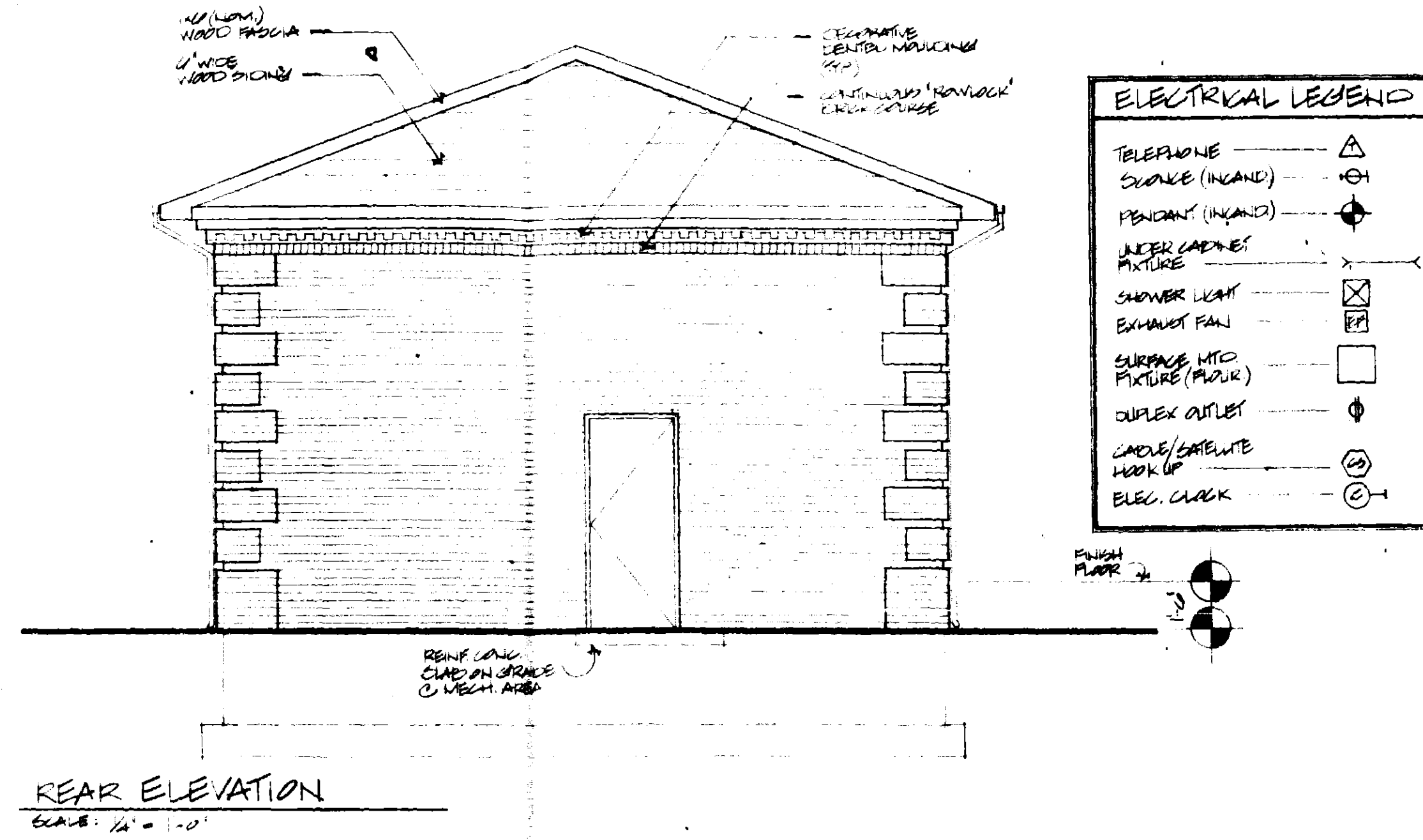
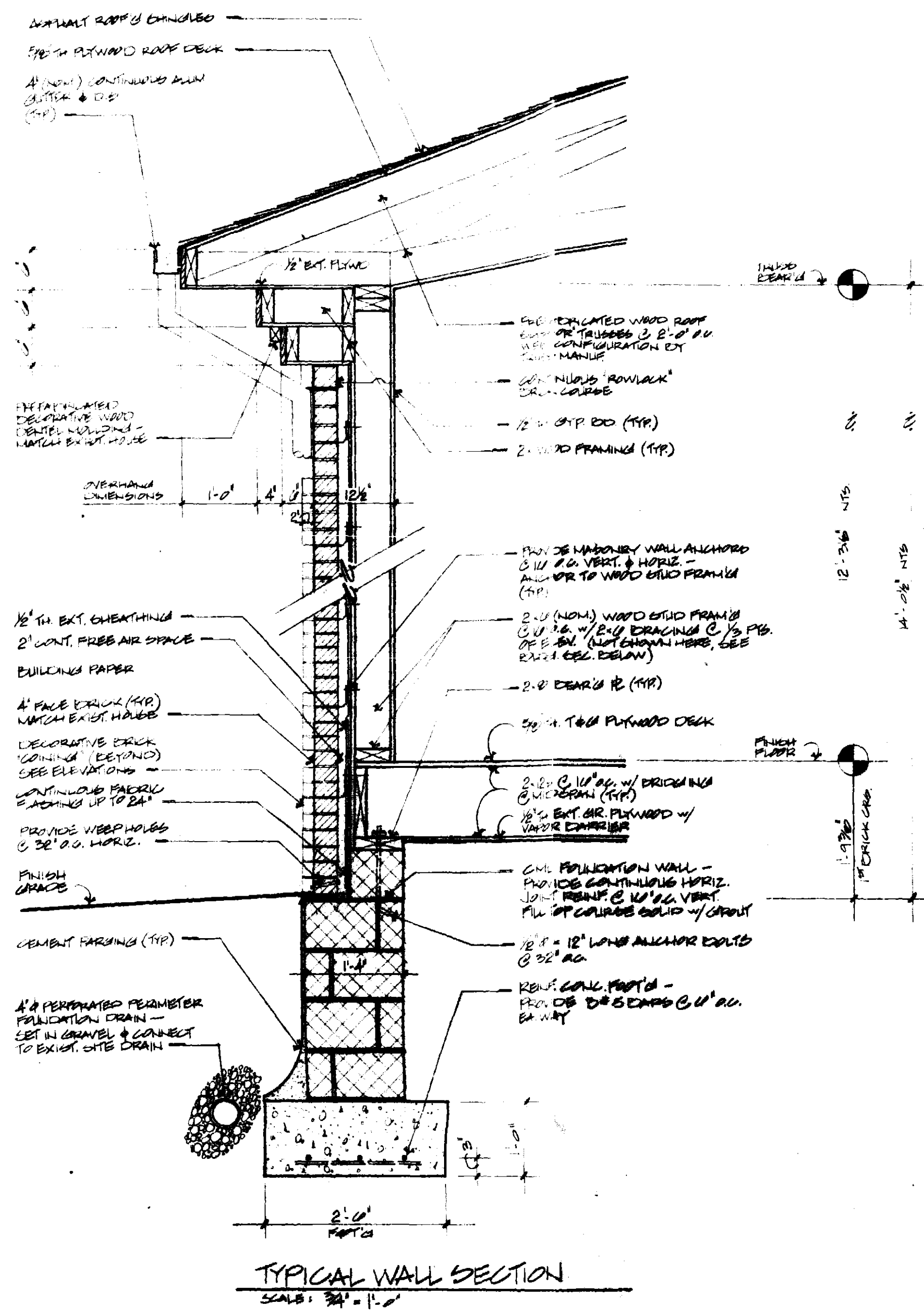
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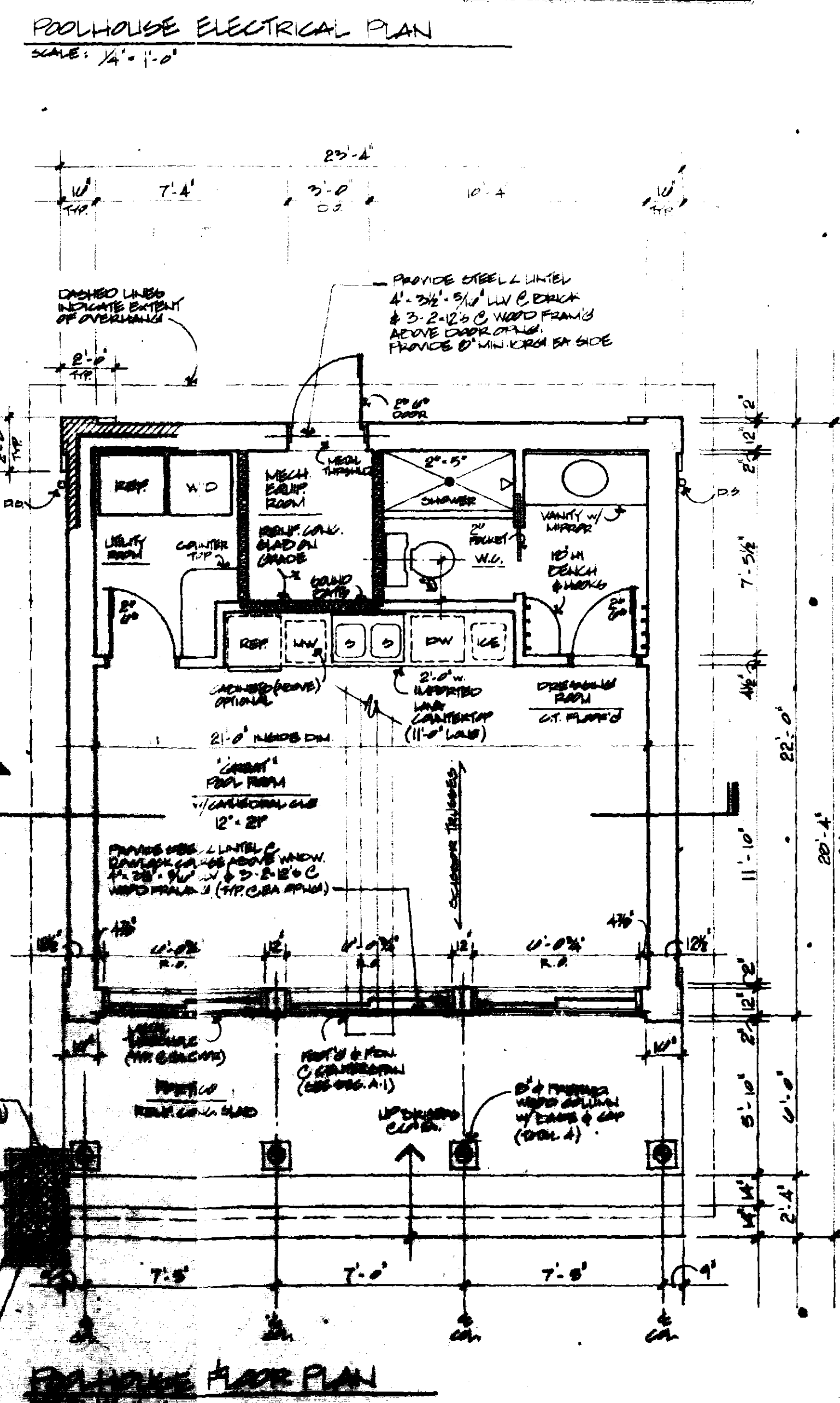
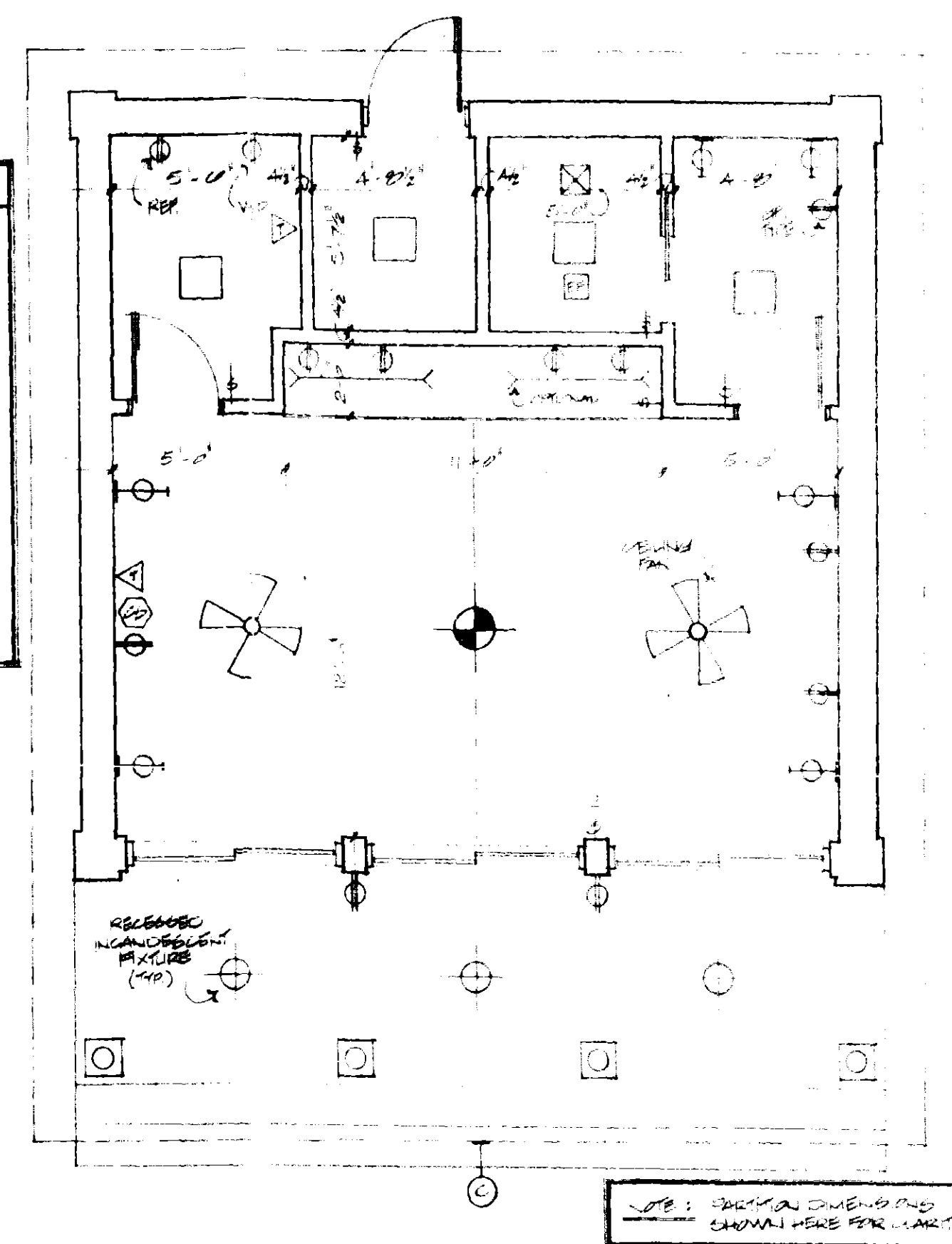
3/19/91

PETITIONER'S EXHIBIT #

PETITIONER'S EXHIBIT # 3



ELECTRICAL LEGEND	
TELEPHONE	△
SWITCH (INCH)	⊕
PENDANT (INCH)	⊙
WALL LAMP	⊗
SHOWER LIGHT	⊗
EXHAUST FAN	⊗
SURFACE MTD. PICTURE (INCH)	⊗
OUTLET OUTLET	⊕
CABLE/SATELLITE W/OUT	⊕
ELEC. CABLE	⊕



A POOLHOUSE FOR THE LUKING'S
DESIGNED & DRAWN BY: MICHAEL D. PACHINO
2022 GREENSPRING VALLEY ROAD
COWARD MILLS, MARYLAND 21117

REVISIONS:

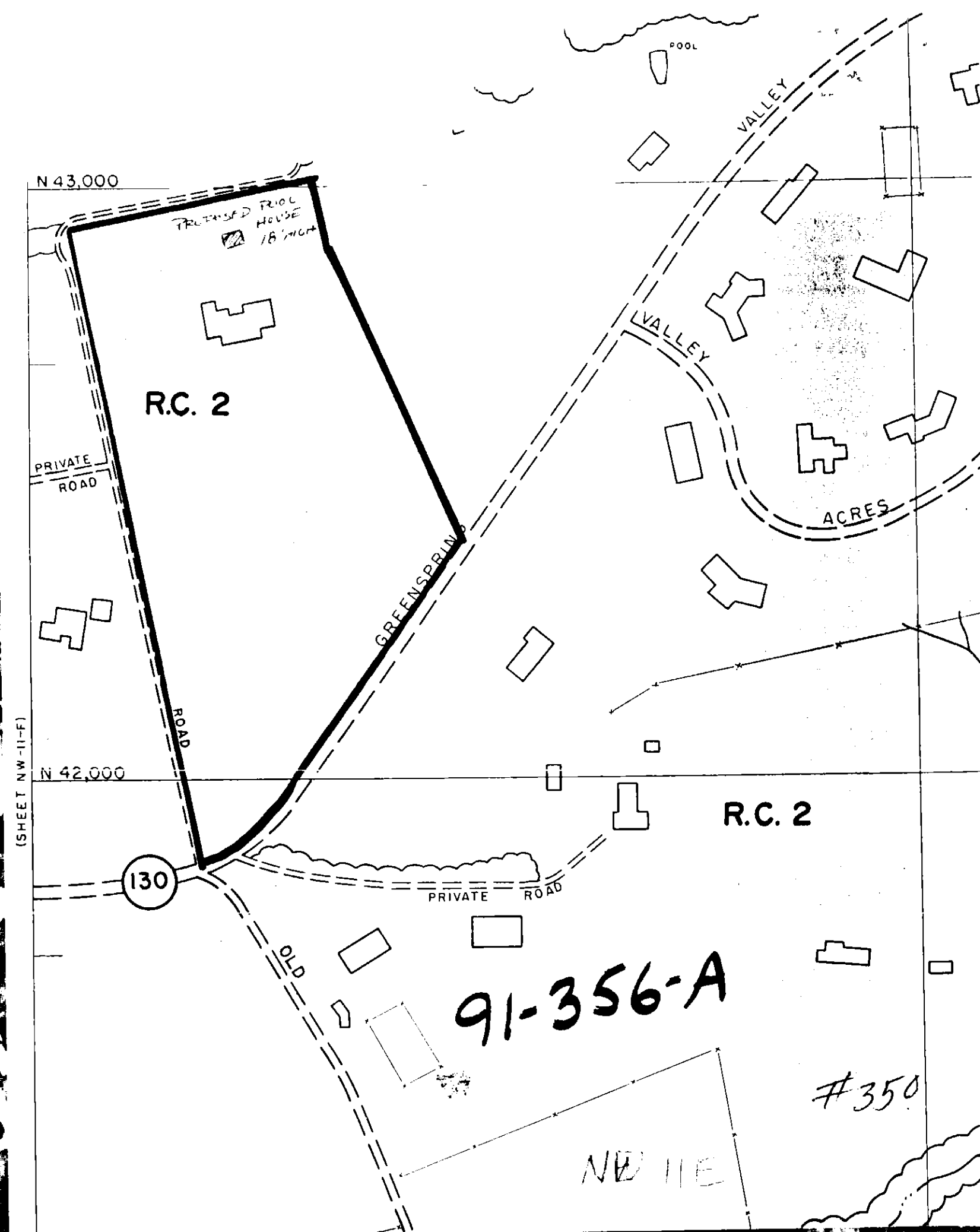
DESIGNED BY:
MICHAEL D. PACHINO
11-20-90

SHEET
#101

#350

91-356-A

Proposed 23x28 ft
19 ft high
Pool house



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W V 25401

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	N.W. 11-E
DATE OF PHOTOGRAPHY JANUARY 1986		

NOFF